



## Friends of White Oak Board of Directors

Dear Montgomery County Council,

On behalf of the Friends of White Oak (FOWO), a board composed of and representing residents and business owners in the White Oak Science Gateway Master Plan (WOSG MP) area, we are writing to **support** the Planning Board's draft of the Subdivision Staging Policy. This support was approved by a vote of the FOWO board at our September 15th meeting.

As recognized under the WOSG MP, the White Oak area is in desperate need of development and revitalization to meet the needs of a diverse and growing East-County population. For over three decades, the area, unlike other parts of the county, has been starved of revitalization or development. Clearly more needs to be done to incentivize investment and development in White Oak and the surrounding nodes of the WOSG MP area. While other areas of the county have been successful in securing major development due to the presence of Metro or strong property values, the WOSG MP area has fallen behind and needs creative thinking to encourage developer interest and investment.

While we agree that development with commensurate funding for infrastructure improvements is a necessary goal to ensure that the county does not fall further behind in school and road improvements, developers have made it clear that the current impact tax requirements are a direct impediment to development in the WOSG MP area. Relief from these taxes—to ensure development in a this long under-served area of the county—is imperative for the vision of the WOSG MP to be realized. We believe that an investment by the County in terms of impact tax relief will pay off many times over, not just for White Oak and East County, but for the entire County in the long run. And it does not mean that the county could not or should not seek other means to work closely with developers to create a long-term funding structure for needed roadway and school improvements. The Friends of White Oak is committed to supporting and working with the developer and county officials to do so.

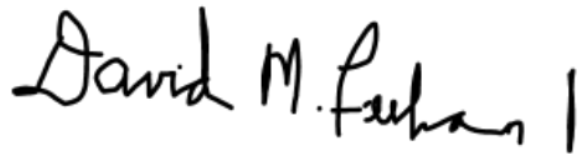
We believe this project is a once-in-a-generation opportunity for the County, and for our community. Therefore, we urge the County Council to support the Planning Board's draft of the Subdivision Staging Policy as a critical component to the success of the White Oak Science Gateway Master Plan. White Oak area residents and businesses are counting on the Council to

ensure that East County residents can look forward to a brighter, more prosperous, and more equitable future.

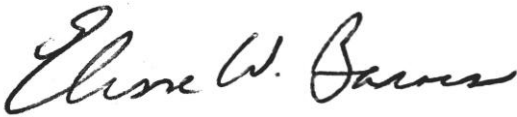
Thanks for your continued consideration and support.

Sincerely,

The Friends of White Oak Board

A handwritten signature in black ink that reads "David M. Feehan". The signature is written in a cursive style with a vertical line at the end.

David Feehan  
Co-chair, FOWO

A handwritten signature in black ink that reads "Elisse W. Barnes". The signature is written in a cursive style.

Elisse W. Barnes, JD, PhD  
Co-chair, FOWO